



November 2003

The latest news from Seattle's Department of Planning and Development  
(formerly the Department of Design, Construction and Land Use)

Vol. I  
No. I

## Introducing Our New Name and Look

You'll notice a new look to our newsletter this month, marking the change in our department's name from the Department of Design, Construction and Land Use (DCLU) to the Department of Planning and Development (DPD). This change, effective October 26, 2003, resulted from our expanding roles and responsibilities and the resulting need to better clarify the services we offer to customers and the public.

Our new name reflects the broadening of our department's mission, initiated by Mayor Nickels in 2002 with the addition of long-range planning functions and staff. It also acknowledges the City Council's interest in giving planning activities a level of prominence commensurate with their importance. In addition to planning, our department will continue its regulatory roles, reviewing and approving construction projects and enforcing housing and zoning standards.

"The Department of Planning and Development has duties ranging from developing major long-range plans that will affect Seattle for generations, to reviewing plans for a new mixed-use development that will enliven a neighborhood, to receiving on-line complaints for illegal uses, said

Diane Sugimura, DPD Director. "It's exciting and gratifying to be involved in so many activities that contribute to improving the quality of life in Seattle, both in the near term and for the long run."

The name change is being implemented with minimal expenditures, depleting existing stock for most materials before ordering materials with the new name, and combining the change with other needed updates wherever possible.

**NAME HISTORY:** DCLU originated in 1889 with the Superintendent of "Buildings, Bridges and Wharves" and was renamed the "Building Department" in the 1890s. It retained this name until 1980 when the addition of land use review functions necessitated a new name—the "Department of Construction and Land Use." The word "design" was added to DCLU's title in 1999, when the department's mission was expanded to confirm the value the community places on high-quality design.

### dpd statistics

- Staff: 348
- 2003 budget: \$45,000,000
- Permits issued annually: 23,000
- Inspections made annually: 80,000
- Code compliance complaints processed each year: 4,600

## Monthly Highlights

- Monorail review and permitting well underway, *pgs. 2-4*
- Monorail station area planning workshops, *pg. 3*
- Second central waterfront forum Nov. 7, *pg. 3*
- Northgate and South Lake Union design guidelines completed, *pg. 6*
- Commercial policies and code review underway, *pg. 7*
- Poverty rates in Seattle declined in 1990s, *pg. 8*
- Provisions for types of construction and fire-resistive assemblies in the IBC, *pg. 10*
- New City Hall designed to earn LEED™ Silver certification, *pg. 12*
- Changes in preapplication site plan process, *pg. 14*

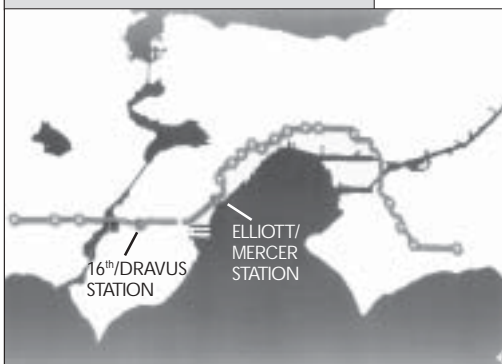
## inside info

Monorail Planning & Design.....	2
Seattle Planning Commission.....	4
CityDesign Office .....	5
Approved Legislation.....	6
Downtown Zoning Changes.....	7
Commercial Policy, Code Review...	7
Demographic Snapshots.....	8
Technical Code Updates .....	10
Sustainable Building Case Study....	12
Sustainable Building News.....	14
Publication Updates.....	14
Permit Process Changes .....	15
How to Reach Us at DPD .....	16

Visit us online anytime

[www.seattle.gov/dpd](http://www.seattle.gov/dpd)

## Integrating the Monorail through Planning and Design



*Proposed alignment for Monorail "Green Line" showing the Elliott/Mercer and 16th/Dravus stations recently reviewed by the Monorail Review Panel.*

—Image courtesy of VIA Suzuki Architecture and the Seattle Monorail Project

## Monorail Design Review and Permitting Update

The Seattle Design Commission's Monorail Review Panel (MRP) met to review station designs for the Mercer and Dravus stations on October 6 and 20. After long discussions on each station, the MRP recommended approval of both at this first phase of design review.

The panel also listed a number of issues for each station which need additional development prior to a second phase of review.

Other items reviewed by the MRP last month included draft Seattle Monorail Project (SMP) Systemwide Design Principles and Goals. The MRP also spent considerable time developing a process by which it will prepare recommendations on the Monorail

alignment and station locations to share with SMP, the Mayor and City Council.

MRP believes that design excellence begins with selection of the alignment and therefore views the development of a recommendation as a necessary and critical milestone in the Panel's work. Toward that end, the MRP will hold a working session in late November to prepare comments for transmittal to the Mayor and City Council the first week of December. The MRP will also meet from 4-7 p.m., November 3 and 17, in Room 4060 of Key Tower, 700 Fifth Ave. The public is welcome to attend.

### MUP Submittal Schedule

City staff continues to develop the process by which the MRP's design review will be coordinated with the City's permit process—most notably, the Master Use Permit (MUP) process for individual stations.

It is anticipated that the SMP will submit MUP applications for both the stations and the operations centers on a segment basis. The anticipated

schedule for MUP application submittals includes:

- **Interbay segment**, including Dravus and Mercer/Elliott stations—last week of October
- **Ballard segment**, including NW 85th, NW 65th, and NW Market stations—first week of December
- **West Seattle segment**, including Avalon, Alaska and Morgan stations—second week of December through first week of January
- **Seattle Center segment**, including Queen Anne and Seattle Center stations—last week of December
- **5th Avenue segment**, including 5th and Bell and 5th and Stewart stations—first and second weeks of January
- **2nd Avenue segment**, including Pike, Madison and Yesler stations—third week of January
- **SODO/ID segment**, including King Street, Safeco Field and Lander stations—second week of February
- **Delridge station**—second week of February

Prior to publishing MUP decisions for the stations and operations center, key documents must be developed and adopted by the City to complete zoning and land use reviews. These include:

- Publication of a Final EIS by Seattle Monorail Project (SMP)
- Approval of a final alignment by SMP Board
- Transit system-specific design guidelines, currently under development
- Council approval of stations, guideways and operations facilities, following SMP Board alignment approval
- Review by the Design Commission's Monorail Review Panel

See **monorail review panel** on page 14

## Monorail Station Area Planning Update

Station area planning is the City's complementary activity to the design of the Monorail stations and guideway. While the Seattle Monorail Project (SMP) is responsible for the design of the stations and guideway, the City of Seattle is responsible for identifying needed actions and investments in the area surrounding each station.

As community feedback is an important part of station area planning, City planners have been meeting with community groups and neighborhood associations over the past few months to gather input on desired actions and investments that would make the Monorail function and thrive throughout the neighborhoods it will serve.

City staff will be holding a series of neighborhood meetings in early December to present analysis to date of each station area, focusing on issues of access to the station, the places created around the station, and maintaining the character and vibrancy of the neighborhood. The purpose of these meetings will be to

elicit feedback from the community and to identify constraints and opportunities presented by the arrival of the Monorail.

In early 2004, City staff will hold another round of community meetings to review and discuss different community visions of the station areas, based in part on the information gathered in the course of the December meetings.

Station Area Action Plans will be prepared and presented to community groups for feedback in mid-2004, prior to finalizing the plans in summer 2004. These action plans will identify the community's vision for each station area and recommended policy and investment options to realize the prioritized opportunities. A schedule of upcoming meetings is listed below. For more information, visit [www.cityofseattle.gov/monorail](http://www.cityofseattle.gov/monorail) or contact:

**Vanessa Murdock, DPD**  
(206) 733-9271  
[vanessa.murdock@seattle.gov](mailto:vanessa.murdock@seattle.gov)

## Get Involved! Attend the "Integrating the Monorail" Workshops

*Join us at the first in a series of City and community group-sponsored station area planning workshops on how best to integrate the monorail into Seattle's urban and neighborhood fabric.*

### Stations

**Queen Anne, Magnolia & Interbay**

**Avalon, Morgan & West Seattle Junction**

**Ballard**

**SODO**

**Delridge**

**King Street & Yessler**

**Downtown and Belltown**

### Workshop Schedule

6:00 - 8:30 PM | Tuesday, December 2  
Seattle Center Shaw Room

6:00 - 8:30 PM | Wednesday, December 3  
West Seattle High School

10:00 AM - 1:00 PM | Saturday, December 6  
Ballard High School

12:00 - 2:00 PM | Tuesday, December 9  
Seattle School District Headquarters

6:00 - 8:00 PM | Wednesday, December 10  
Cooper School Auditorium

11:30 AM - 1:30 PM | Thursday, December 11  
Klondike National Park

to be conducted in January 2004

### Questions?

For additional information on the monorail station area planning community workshops, please visit the monorail website at [www.seattle.gov/monorail](http://www.seattle.gov/monorail) or contact:

**Vanessa Murdock, DPD**  
[vanessa.murdock@seattle.gov](mailto:vanessa.murdock@seattle.gov)  
(206) 733-9271

The Seattle Planning Commission is an independent body that advises the Mayor, City Council, and City departments on broad goals, policies, and plans for Seattle's physical development.



## Seattle Planning Commission Comments on Monorail DEIS

Comments on the Draft Environmental Impact Statement (DEIS) for the Monorail "Green Line" were submitted to the Seattle Monorail Project by the Seattle Planning Commission on October 7. The Commission found the DEIS to be detailed in its project description but needs further analysis of the impacts of the project and describing potential mitigation strategies.

The Planning Commission's comments focus on strengthening the DEIS to ensure that it is a useful guide for the Seattle Monorail Project, the City, and the public for identifying and negotiating the mitigation of impacts from the selected alignment and stations.

The Planning Commission found that the DEIS needs further analysis of the impacts of the monorail in several significant areas. Examples include:

- **Metro Service** - The Seattle Monorail Project projected ridership relies heavily on the assumption that Metro bus services can and will accommodate the feeder service needed to produce the ridership that makes this system viable. The DEIS does not address the impacts of this risk, nor identify mitigating strategies. This is an area of project risk that must be addressed in the Final EIS.
- **Consistency with City Plans and Policies** - The DEIS needs to acknowledge and analyze the Monorail Project's consistency with City policies and plans such as downtown view corridor policies. It fails to address coordination with other major projects such as buses displaced from the downtown Transit tunnel during its retrofitting for light rail, and it fails to consider impacts of peak load use on the local energy supply and Seattle City Light rates.
- **Visual Impacts** - The DEIS needs to further address the visual impacts of the monorail. For

example, the project will affect view corridors in the downtown area, would significantly impact existing open spaces on 2nd Avenue, and would obstruct views of significant building features in many older and historic buildings. The Seattle Planning Commission calls for a more thorough analysis of visual impacts and other aesthetic elements that will impact the street-level experience of pedestrians and riders alike.

For a full copy of the Planning Commission's comments and a summary of comments go to [www.seattle.gov/planningcommission](http://www.seattle.gov/planningcommission) or contact the Planning Commission at (206) 684-0433.

## New Planning Commissioners Sought

The Seattle Planning Commission is looking for commissioner candidates with skills and experience in housing development, comprehensive and transportation planning, and/or small business experience to serve in three positions, beginning in January 2004.

Planning Commission members are appointed by the Mayor and confirmed by the City Council to serve renewable, three-year terms. Commissioners must reside in Seattle and serve without compensation.

The 15-member Commission advises City officials on citywide planning goals, policies and plans. The Commission periodically conducts public involvement processes to solicit public comment and provides formal and informal comment and recommendations on city policies and plans.

See **planning commissioners** on page 5



Shaping the civic  
character of Seattle's  
built and natural  
environment



The City of Seattle's Urban Design Office

## Second Public Forum on Central Waterfront Held November 7

The next milestone in the planning process for the Central Waterfront—a second public forum—was held Friday, November 7 at the Bell Harbor International Conference Center at Pier 66.

This forum featured a "report back" to the public on the outcome of a series of discussions with experts on five key waterfront issues—economic development, transportation, environment/ecology, urban design, and neighborhoods and community.

Each group was asked to identify key issues in their area of expertise that the Waterfront Plan should address, as well as identify information needs for the next stages of the planning process. They were also asked to review

and comment on the draft planning principles that will be used to guide the development of alternative visions for the waterfront. The outcomes of these discussions can be reviewed at [www.seattle.gov/dpd/centralwaterfront](http://www.seattle.gov/dpd/centralwaterfront).

Working drafts of seven background documents were also being presented at the forum, which address the following topics:

1. Catalogue of current plans and policies and regulatory framework
2. Natural conditions
3. Land use: functions and activities
4. Transportation
5. Urban design analysis
6. Economic conditions
7. Survey of other waterfront

developments

Coordinated through DPD's CityDesign office, the forum was cosponsored by the Seattle Design Commission and the Seattle Planning Commission. For additional information about Central Waterfront planning, visit [www.seattle.gov/dpd/centralwaterfront](http://www.seattle.gov/dpd/centralwaterfront) or contact:

**Catherine Maggio**  
City Waterfront Plan Manager  
[catherine.maggio@seattle.gov](mailto:catherine.maggio@seattle.gov)

**Dennis Meier, DPD Sr. Urban Designer**  
(206) 684-8270  
[dennis.meier@seattle.gov](mailto:dennis.meier@seattle.gov)

## Light Rail Review Panel

Seattle's Light Rail Review Panel recently reviewed the 90% design for the Pine Street Vent Shaft, as well as the art program for the maintenance base. The Panel recommended approval for the siting, design and material proposed for the vent shaft, although they would like to review a revised landscape plan which includes less actual landscaping and more abstract landscape forms through the artwork.

The Panel is extremely enthusiastic about the newly developed art program for the maintenance base, which includes painting the Overhead Catenary System poles and topping some of them with pointed spires in matching colors. Regular meetings for review of North Link are scheduled to begin with draft

See **light rail** on page 14

### planning commissioners, *cont. from page 4*

The Planning Commission reflects a broad range of professional and community experience and perspectives and seeks to be representative of the cultural diversity of the Seattle community. It includes residents from different City neighborhoods, at least one engineer, one architect, an urban planner and citizens who are active in neighborhood or community affairs.

Participation in the Planning Commission requires a significant commitment. This includes attendance at monthly meetings (second and fourth Thursdays of each month) and participation on at least one sub-committee that meets monthly. Commissioners also attend and participate in relevant public meetings and events.

"I urge those with a strong background in housing and community development and a passion for keeping Seattle a great city to consider this important work," said Mayor Nickels.

To be considered for appointment to the Commission, please send a letter of interest and resume by November 25, 2003, addressed to:

**Mayor Greg Nickels**  
c/o Marty Curry, Executive Director  
Seattle Planning Commission  
700 Fifth Avenue, Suite 2000  
Seattle, WA 98104-5070

*Seattle City Council in session at their new chambers on the second floor of the new City Hall. While still located at 600 Fourth Avenue, the building entrance is now on Fifth Avenue between Cherry and James Streets.*



## approved legislation

Seattle City Council

### Nighborhood Design Guidelines Approved for Northgate, South Lake Union

Guidelines outlining the design objectives to be met by new commercial and multifamily development proposals within the Northgate and South Lake Union areas subject to design review were adopted by City Council on October 6, 2003.

These two sets of neighborhood-specific guidelines for the Northgate Urban Center & Overlay District and the South Lake Union Urban Village become effective on November 13, 2003, augmenting the existing Citywide Design Guidelines.

A number of neighborhoods throughout the city have requested assistance in preparing neighborhood-specific design guidelines through the neighborhood planning process. The South Lake Union and Northgate Design Guidelines are the eighth and ninth set adopted by Council, to date. In addition, the Department of Planning and Development is currently completing work on guidelines for the Belltown, Lake City, Wallingford, Greenwood and Uptown neighborhoods. The City Council is anticipated to act on these neighborhood guidelines in early 2004.

#### Northgate Guidelines

Building on urban design-related goals and recommendations included in the 1993 Northgate Area Comprehensive Plan, the Northgate Urban Center & Overlay District Design Guidelines are intended to provide methods and identify opportunities for new developments to make a positive contribution to the neighborhoods of Northgate. The guidelines will be used in conjunction with regulations that apply throughout the Northgate Overlay District. Questions about the Northgate guidelines should be directed to:

**John Skelton, DPD Planning Manager**  
(206) 233-3883, [john.skelton@seattle.gov](mailto:john.skelton@seattle.gov)

#### South Lake Union Guidelines

The South Lake Union (SLU) Design Guidelines address architectural character, height, bulk and scale compatibility and the pedestrian environment. Existing development in the area is generally low-density. Many sites are developed below their zoned capacity, including a significant number of surface parking lots. The SLU design guidelines provide methods and techniques to ensure that new development is sensitive to existing scale, where appropriate. However, they also recognize that new developments can provide the opportunity for a broader mix of businesses and residential units and

### Viewing Legislation

Electronic versions of ordinances are available on the City Clerk's website at <http://clerk.ci.seattle.wa.us/~public/leghome.htm>.

Printed copies are available from the DPD staff member listed or from the DPD Public Resource Center, located on the 20th floor of Key Tower at 700 Fifth Ave., (206) 684-8467.

## Environmental Review of Proposed Changes to Downtown Zoning

The impacts of four different downtown zoning alternatives to accommodate 20 years of growth in jobs and housing are analyzed in a Draft Environmental Impact Statement (DEIS) for Downtown Height and Density Changes being released on November 7.

The alternatives cover a range of possible height and density allowances within the office core and Denny Triangle vicinity. These alternatives are being considered in response to neighborhood plan concepts. The Draft EIS will be available for public review and comment into January of 2004, with a public hearing expected to occur in early December.

Following completion of a Final EIS in 2004, DPD will work with the Mayor's Office on proposed legislation based on the information in the EIS and public input. The City Council is anticipated to begin its consideration of the Mayor's proposal in 2004.

The DEIS is available at DPD's offices or online at [www.seattle.gov/dpd/news](http://www.seattle.gov/dpd/news).

For more information on the EIS and review process, please contact:

**Gordon Clowers, DPD Planner**  
(206) 684-8375  
[gordon.clowers@seattle.gov](mailto:gordon.clowers@seattle.gov)

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### design guidelines, *cont. from page 6*

a gradually increased scale and intensity of development. Questions about the South Lake Union guidelines should be directed to:

**Mike Podowski, DPD Planning Supervisor**  
(206) 386-1988, [mike.podowski@seattle.gov](mailto:mike.podowski@seattle.gov)

### For More Information

Additional information on the Northgate and South Lake Union design guidelines was featured in the October issue of *dclu/INFO*. Final versions of these design guidelines are available from the DPD Public Resource Center, located on the 20th floor of Key Tower at 700 Fifth Avenue, or online at [www.seattle.gov/dpd/publications/design\\_review\\_guidelines](http://www.seattle.gov/dpd/publications/design_review_guidelines).

## Commercial Policies and Code Review Underway

Economic development advocates, business organizations, and community groups have frequently suggested that the goals of achieving desired development objectives and revitalizing neighborhood business areas are often hampered by a commercial zoning code in need of overhaul.

DPD was directed by the Mayor to investigate these contentions and make recommendations to amend zoning requirements in commercial areas that would remove unnecessary obstacles to achieving City policy and enhancing economic development initiatives in Seattle.

Over the past several months, DPD has conducted a review of Seattle's Commercial land use policies and zoning requirements. DPD has formed an advisory committee that represents the diversity of stakeholders in commercial areas and the neighborhoods that surround them.

The goals of the project are to:

1. Simplify the Land Use Code and improve its legibility and ease of use.
2. Revitalize existing neighborhood business districts and support the needs of small business through innovation and reason in regulatory requirements.
3. Reduce unnecessary costs of development, particularly housing, due to excessive or redundant code and process requirements.
4. Support the Comprehensive Plan's urban village strategy and promote higher levels of pedestrian and transit travel.
5. Maintain compatibility with surrounding neighborhoods.

Upcoming meetings of the Commercial Areas Advisory Committee are scheduled for October 29, 2003, and November 19, 2003 on the 40th floor of Key Tower.

If you have any questions, please contact either of the following DPD Land Use Policy staff:

**Jory Phillips, DPD Senior Planner**  
(206) 386-9761, [jory.phillips@seattle.gov](mailto:jory.phillips@seattle.gov)

**John Skelton, DPD Planning Manager**  
(206) 233-3883 [john.skelton@seattle.gov](mailto:john.skelton@seattle.gov)

# Demographic Snapshots

a monthly look  
at Seattle's  
population &  
housing changes  
from the City  
Demographer

## Seattle's Overall Poverty Rate Declined in the 1990s

More than 64,000 people living in Seattle in 2000 had incomes below poverty as defined by the federal government, up 3.9 percent from 1990. However, since the city's total population grew 9.1 percent during this period, the poverty rate\* itself declined from 12.4 to 11.8.

The only source for a large amount of detail about Seattle's poor is the U.S. Census of Popula-

tion and Housing, which is conducted every 10 years and commonly known as "The Census." The 2000 census found age and sex are key factors in determining who is likely to live in poverty, as detailed below. Race and ethnicity are also key, and will be explored in future articles.

### Poverty Rate Varies by Sex and Age

The differences between two profiles in **Graphs 1 and 2** reveal age as an important factor in poverty statistics. While people between 25 and 34 formed the largest 10-year age group in Seattle in 2000, the largest group in poverty were actually between 15 and 24 (see **Graph 2**). If people at all ages were equally likely to be poor the two age profiles would have equal percentages in matching age groups.

Poverty rates also vary by sex. Overall, one in eight females lived below poverty in 1999 compared to one in nine males. But at some ages, males were more likely to be poor than females.

While most age groups are about equally divided between males and females (see **Graph 1**), differences between the sexes are more perceptible among those in poverty (see **Graph 2**). Poverty rates were higher among girls and young women than among boys and young men. They were also higher among women than men ages 65 and over.

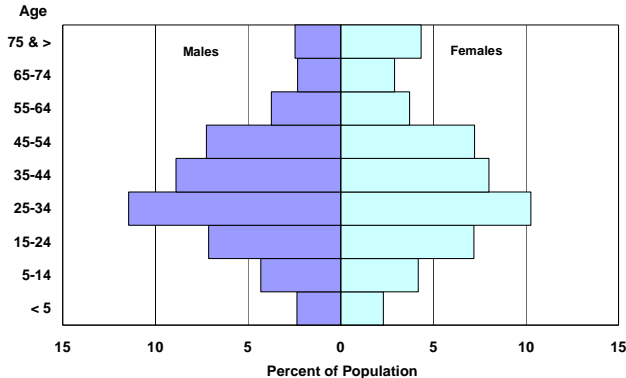
The disparity in poverty rates for people in three broad age groups and how they changed between the 1990 and 2000 censuses is displayed in **Graph 3**. Poverty rates were highest for young adults between 18 and 24. The 1999 income of one in four young adults was below poverty compared to one in 8.5 for all ages combined. Children were also more likely to be poor: one out of seven children under 18 lived in poverty.

In contrast, for adults age 25 and over the odds of living in poverty were lower than for the population overall. Only one in 11 adults over 25 were poor.

See **poverty rate** on page 9

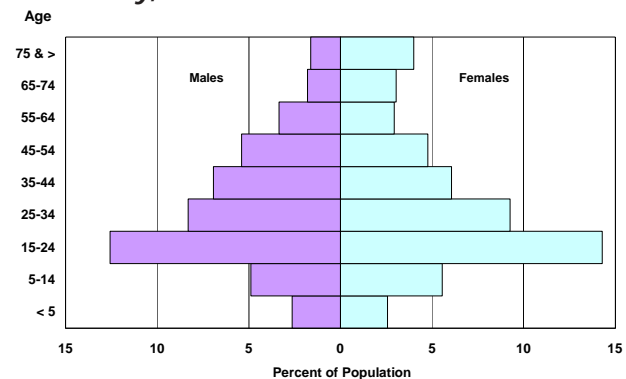
\* The poverty rate is a simple percentage: the number of people in poverty divided by the total number of people.

**Graph 1. Age and Sex Profile of Population,**



Source: U.S. Census Bureau, Census 2000 Summary File 1 (SF 1) 100-Percent data.

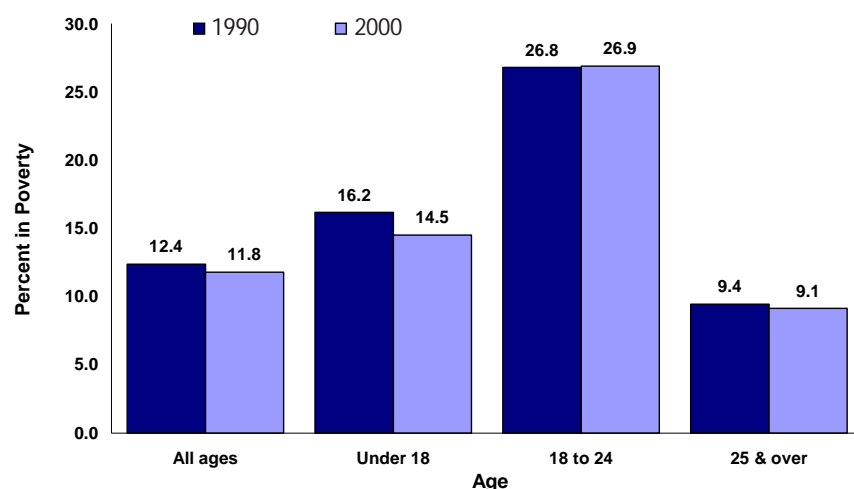
**Graph 2. Age and Sex Profile of Population in Poverty, Seattle 2000**



Source: U.S. Census Bureau, Census 2000 Summary File 1 (SF 1) 100-Percent data.



**Graph 3. Poverty Rates Remained Highest for Young Adults and Kids, Seattle 1990\* & 2000\***



\* Poverty rates are based on the annual income during the year prior to the census, 1989 and 1999.  
Sources: U.S. Census Bureau, 1990 and 2000 censuses Summary File 3 (STF 3 & SF 3) Sample data.

In 1999 the largest age group living in poverty in Seattle was between 15 and 24. Overall, females were more likely to live in poverty than males.

### poverty rate, cont. from page 8

For young adults the poverty rate held steady over the decade at around 27 percent. But for children the rate fell from 16.2 percent to 14.5 percent, and for adults 25 and over the rate declined from 9.4 to 9.1.

### Poverty Line Depends on Household Type

The official poverty line in the U.S. is not a single number. Rather, it refers to a set of income thresholds that vary for different types of households. The level of income that defines poverty for a person depends on the number of people in the

household and their ages.

**Table 1** shows a sample of the income levels used in the 2000 census to determine who lived in poverty. Each of 42 types of households has a different income threshold. For example, a one-person household with 1999 income under \$8,667 lived below the poverty line, as did a three-person household with one child who lived on less than \$13,410.

For more information, visit the City of Seattle's Population and Demographics website at [www.seattle.gov/dpd/demographics](http://www.seattle.gov/dpd/demographics) or contact:

**Diana Cornelius, City Demographer, DPD**  
(206) 615-0483, [diana.cornelius@seattle.gov](mailto:diana.cornelius@seattle.gov)

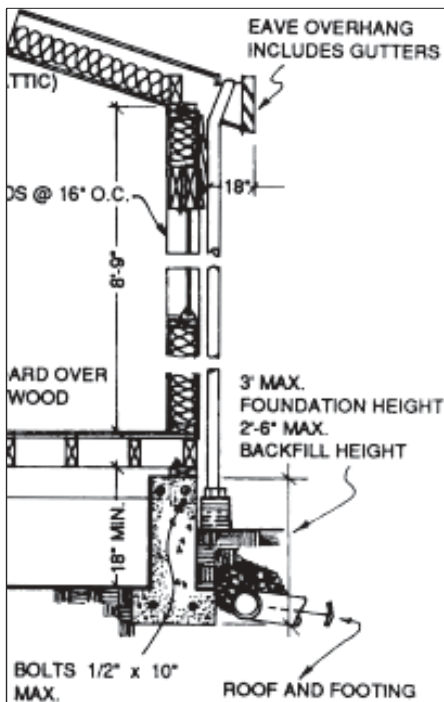
**Table 1. Extract of Federal Poverty Thresholds, 1999**

HOUSEHOLD SIZE	NUMBER OF CHILDREN* IN HOUSEHOLD				
	None	One	Two	...	Eight or More
One person	\$8,667				
Two people	11,156 **	\$11,483 **			
Three people	13,032	13,410	\$13,423		
Four people	17,184	17,465	16,895	...	
...	...	...	...	...	
Nine or more	36,897	37,076	36,583	...	\$32,208

\* Children refers to all persons under age 18.

\*\* Income thresholds shown for two-person households refer to those with the head of household under age 65; thresholds are lower for households headed by people 65 or older.

Source: U.S. Census Bureau, Census 2000, Technical Documentation, Appendix B



## About the New Codes

The 2003 editions of the International Building, Mechanical and Fire Codes take effect for Seattle and all of Washington in 2004, succeeding the Uniform Codes. However, the Uniform Plumbing Code, National Electrical Code, and Washington State Energy Code with Seattle amendments will continue to be enforced in Seattle and Washington.

The June-September issues of *dcluINFO* provided an overview of implementation and publishing dates, detail on changes in use and occupancy, an exploration of how the IBC regulates mixed use buildings, and noted how to comment on the State's proposed codes.

Copies of the new codes can be purchased from the WA Assn. of Building Officials, (360) 586-6725, [www.wabo.org](http://www.wabo.org), or from the Int'l Code Council, (425) 451-9541, [www.iccsafe.org](http://www.iccsafe.org). If you have questions, contact DPD Technical Codes staff:

**Maureen Traxler**  
(206) 233-3892  
[maureen.traxler@seattle.gov](mailto:maureen.traxler@seattle.gov)

**Michael Aoki-Kramer**  
(206) 684-7932  
[michael.aoki-kramer@seattle.gov](mailto:michael.aoki-kramer@seattle.gov)

## TECHNICAL CODES

An inside look at the latest technical code developments

## Types of Construction and Fire-Resistive Assemblies in the International Building Code

As in the Uniform Building Code (UBC), the provisions for types of construction are found in Chapter 6 of the International Building Code (IBC). The IBC types of construction correlate very closely to the UBC's, as illustrated in the table below.

Construction that is called "FR" in the UBC is grouped into Type I of the IBC; the UBC "one-hour" types of construction are the "A" types in the IBC; and the UBC "Type N" construction is type "B" in the IBC.

Type of Construction									
UBC	I-FR	II-FR	II-1 hr	II-N	III-1 hr	III-N	IV-HT	V-1 hr	V-N
IBC	I-A	I-B	II-A	II-B	III-A	III-B	IV	VA	VB

IBC Chapter 7 contains the provisions regarding how different types of fire-resistance-rated assemblies are constructed. Most of the scoping provisions (provisions that tell when fire-resistance rating is required) are found in other parts of the code.

Some definitions are helpful in understanding Chapter 7. It is important to distinguish between "fire resistance" and "fire protection" ratings. "Fire resistance rating" is the time an assembly, such as a wall, maintains its ability to contain fire. "Fire protection rating" is similar, but applies to opening protectives, such as fire doors and windows.

Another important term is "fire separation distance." Fire separation distance is the distance from a building to the lot line, public way, or to the imaginary line between two buildings on the same lot. The primary use for fire separation distance is to determine the fire-resistance rating required for exterior walls.

IBC Section 704, Exterior Walls, is a critical section in the IBC. Table 602 contains the provisions telling when exterior walls are required to be rated, and also tells what rating is required. Section 704, however, contains almost all the other provisions for fire-resistance rating of exterior walls.

The way openings in exterior walls are treated has changed significantly in the IBC. The IBC allows a combination of protected and unprotected openings in exterior walls. For instance, walls that are 10-15 feet from the property line may have up to 15% of their area in unprotected openings, plus as much as 45% protected openings. In buildings that are equipped with a sprinkler system, the area of unprotected openings may be increased to the area allowed for protected openings. For example, the wall 10-15 feet from the property line, when it is in a sprinklered building, may have unprotected openings in 45% of its area, plus protected openings in 45% of its area.

The names of some familiar types of fire-resistance-rated assemblies are different in the IBC. For instance, "area separation walls" are called "fire walls" in the IBC and "occupancy separations" are called "fire barriers."

See *int'l building code* on page 11

# 2002 Seattle Electrical Code Becomes Effective October 31, 2003

The 2002 Seattle Electrical Code has been adopted by the Seattle City Council and Mayor Greg Nickels and will go into effect on October 31, 2003. The more significant changes in the new code include:

- **Expanded Use of Nonmetallic Cable:** Per a new 2002 NEC provision, the Seattle Electrical Code permits the use of nonmetallic (NM) cable, or "romex," to be installed in all stories of combustible construction, i.e. Type III, IV, or V construction, with additional protections above NEC minimums. In addition, the installation of 2-piece interlocking grommets is required where romex is installed in metal studs.
- **Additional Personnel Protection:** The new provisions require ground-fault circuit interrupter protection on outlets installed outdoors or in crawl spaces in other than dwelling units.
- **Permitting Clarifications:** Changes to the administrative sections clarify what types of work do not require a permit and further clarify what types of work require plans and specifications to be submitted with the permit application. The new language makes it clear that commercial and industrial projects exceeding 2,500 square feet will require plan review.
- **Improving Coordination of Codes:** Coordination between City and State codes is improved by adding amendments and cross-references where appropriate. The Seattle Electrical Code's

relationship to WAC 296-46B is clearly defined. Many WAC issues are specifically identified, some are superceded.

- **Panelboards:** Panelboards for accessory dwelling units and other dwelling units must be located either within the unit or in a common location accessible to all tenants. In addition, illumination is required for outdoor residential lighting and appliance panelboards.

Copies of the new code may be purchased from the DPD Public Resource Center, 20th floor of Key Tower, 700 Fifth Avenue, (206) 684-8467.

## Electrician Licensing Pilot Project

In response to concerns raised during meetings to develop the 2002 Seattle Electrical Code, DPD will conduct a pilot project to assess compliance with state electrician licensing regulations. It is anticipated that the pilot project will begin sometime late in the fourth quarter of 2003 or early in the first quarter of 2004. We will keep you informed regarding the development and implementation of this pilot project and look forward to your assistance and cooperation.

If you have any questions regarding the 2002 Seattle Electrical Code or the licensing pilot project, please contact:

**Dick Alford, DPD Electrical Official**  
(206) 684-5383, dick.alford@seattle.gov

## int'l building code, *cont. from page 10*

ers." The table below shows more detail.

IBC Assemblies	Major Uses of the Assembly
Fire wall	area separation
Fire barrier	occupancy separation; also used for shaft enclosures, exit enclosures, exit passageways, enclosure of atriums
Fire partition	dwelling unit separation, separation between guest rooms, corridor walls, tenant separation in covered mall buildings
Smoke barrier	compartmentation in Group I occupancies, areas of refuge
Smoke partition	alternative to fire barrier as enclosure for atriums, corridors in Group I occupancies

All the provisions for how these assemblies should be constructed are found in Chapter 7, and the provisions for where the assemblies are required are found in other parts of the code.

## Update: 2003 Seattle Mechanical Code

City staff and members of the Construction Codes Advisory Board Mechanical Code Review Committee have begun review of the Seattle's proposed amendments to the 2003 International Mechanical Code. The review is anticipated to finish in mid-December.

The review Committee will be focusing on which of Seattle's current amendments to the 1997 Uniform Mechanical Code should be incorporated into the 2003 International Mechanical Code.

If you'd like a copy of the proposed amendments emailed or mailed to you, or would like to be kept up to date as the mechanical code development process evolves, please contact:

**Michael Aoki-Kramer, DPD Technical Codes Unit**  
(206) 684-7932  
michael.aoki-kramer@seattle.gov

## case study

seattle  
city  
hall*the People's Hall*

*The new City Hall is located at 600 Fourth Avenue above the old Municipal Building. It was designed to endure 100 years, with the ability to adapt to changing City services and technology.*

This is a building that will truly foster citizen participation. It's open and transparent. People can come in large groups or small to celebrate diversity or debate current issues.

—Mayor Greg Nickels

*The October 2003 issue of INFO featured a case study on the nation's first LEED™-certified affordable housing project in Seattle's Belltown neighborhood. This month we highlight Seattle's new City Hall, designed to achieve LEED™ Silver certification.*

## Overview

Seattle's new City Hall was designed to express the spirit and values of Seattleites and to reflect the natural environment. It successfully achieved these goals by connecting people to the outdoors with natural light and views, conserving energy and water, protecting resources, reducing waste, using recycled materials, and creating healthy indoor spaces.

The new building also fosters public participation. It features indoor and outdoor spaces that flow in and out of one another, punctuated by the lobby, which will serve as an indoor civic square and the City's "front porch." This public realm uses glass to create spaces that encourage openness through transparency and connection with the ever-changing Seattle sky. The side walls of the Council chamber are glass, as is the pedestrian bridge (part of Seattle's Public Arts program) that links Council Chambers to offices. Live video feeds to an overflow assembly area and taped video to the city's web and cable stations to increase options for public involvement.

Sustainably built facilities are made from durable materials and have flexibility to adapt to future needs. Often referred to as "long life and loose fit," this approach helps get the most out of resources and avoid waste, or even the need to recycle. The new City Hall was designed to endure for 100 years, with the ability to adapt to changing City services and technology. It replaces the Municipal Building which saw only 40 short years of use. The old building lacked flexibility, a sense of civic place, and earthquake safety. According to the Hall's architect, Greg Hepp, "If the (new) building becomes loved and appreciated, then people will want to keep it for 100 years."

## Social Sustainability

Sustainability principles address not only environmental and economic issues, but also social concerns, working to ensure vibrant and healthy communities and workplaces, quality of life, and social equity. In this spirit City Hall features public space for large public events or informal gatherings, exterior lighting designed to prevent light pollution, artworks commissioned through Seattle's Public Art Program and accessible to community members, and a barrier-free design that ensures equal access for all and exceeds ADA requirements.

## Quality Indoor Environment

Indoor environments that promote health and make people feel good require comfort, access to daylight and views, and good indoor air quality. City Hall created a great environment by using the following design features and strategies: low toxic adhesives, sealants, paints, coatings; entryway systems that capture contaminants from people's shoes before entering the building;



See **seattle city hall** on page 9



The "living roof" outside the City Council Chambers features vegetation that absorbs rainwater and slows peak flows.



## seattle city hall, *cont. from page 8*

effective ventilation system with optimal ventilation rates; fresh air intakes far from contamination sources; monitors that allow for adjustments in ventilation system to protect air quality; copier room spaces and chemical storage/housekeeping areas are separately ventilated. They also implemented an indoor air quality-management plan during construction and mandated a two-week "flush" of interior spaces with 100% outside air before the occupants moved in, to help remove contaminants associated with construction activities and newly finished materials.

## Salmon-Friendly Building

The City aims to increase the numbers of juvenile salmon migrating out of Seattle's fish-bearing creeks. As salmon are part of a complex ecological system, they can be affected by demands for hydropower and drinking water, water quality, and disruptions due to global warming. City Hall is contributing to a healthy salmon habitat

by installing both a living, vegetated roof that absorbs rainwater and slows peak flows and a rainwater collection system that reduces stormwater runoff by 75% and reduces potable water demand.

## Resource Conservation

■ **Energy & Water Savings:** City Hall took advantage of various energy-related incentives totaling approximately \$140,000 for features such as high efficiency water chillers, an

Environmental issues rate highly for Seattle's citizens. When asked what makes the Northwest different from the rest of the country, Seattle residents said "the land and the environment." In fact, 60 percent said they wouldn't move if offered a better-paying job elsewhere.

## SUSTAINABLE BUILDING

### Getting More Info

To learn more about City Hall visit [www.seattle.gov/civic/chcityhall.htm](http://www.seattle.gov/civic/chcityhall.htm) and [www.seattle.gov/sustainablebuilding/docs/City\\_Hall.pdf](http://www.seattle.gov/sustainablebuilding/docs/City_Hall.pdf).

To view a current list of City LEED™ projects visit [www.seattle.gov/sustainablebuilding/cityprojects.htm](http://www.seattle.gov/sustainablebuilding/cityprojects.htm). To learn about the City's Sustainable Building Program visit [www.cityofseattle.gov/sustainablebuilding](http://www.cityofseattle.gov/sustainablebuilding). For details on incentives visit [www.seattle.gov/light/conserv](http://www.seattle.gov/light/conserv) or [www.seattle.gov/util/RESCONS](http://www.seattle.gov/util/RESCONS).

To explore DPD's role visit [www.seattle.gov/dpd/sustainability](http://www.seattle.gov/dpd/sustainability) or contact:

Lynne Barker  
DPD Sustainable Bldg. Spec.  
[lynne.barker@seattle.gov](mailto:lynne.barker@seattle.gov)  
(206) 684-0806

under-floor air supply system, state of the art HVAC and lighting controls, and high-efficiency lighting, as well as a water-related grant.

■ **Water Use:** Drip irrigation in landscaping, waterless urinals, low-flow lavatories and toilet fixtures are used to reduce water needs.

■ **Customized Façades, Daylighting:** The building is designed to take advantage of natural daylight, decreasing the need for artificial light. Different façade treatments are used to respond to varying conditions of the site and the sun, shaping a building that responds to nature.

■ **Raised Floor System:** In the office areas, a raised floor

system creates sub-floor space for the distribution of supply air, electrical wiring and data cabling. Special floor diffusers deliver fresh air into the occupant's working height, and allow the occupants to control the ventilation and temperature for personal comfort. Displacement systems have higher energy efficiency due to lower distribution fan speeds and less extreme heating and cooling air temperatures.

- **Efficiency Elevators:** Elevators use a direct drive, permanent magnet motor that decreases energy use by up to 50% over standard hydraulic elevators.
- **Construction Waste Recycling:** By weight, over 75% of construction waste generated was recycled.
- **Recycled-Content Materials:** A variety of recycled content materials were used in the building, including structural and ornamental steel, carpet, ceiling tiles, gypsum wallboard, concrete with high post-industrial content of fly ash, restroom partitions made of recycled HDPE plastic grocery bags, and ceramic tile.
- **Local or Regional Materials:** Locally and regionally produced materials that support the local economy and reduce transportation impacts used on the project include curtain wall, gypsum board, ceiling tiles, concrete, casework and cabinetry, ornamental metal work, and steel structural shapes.

## PUBLICATION UPDATES

## Client Assistance Memos

**CAM 121**, *Criteria for Consistently Prepared Applicant (CPA) Submittals*, has been updated to reflect that the rating system for CPAs is now based on the last five contacts (rather than the last 10).

**CAM 211B**, *MUP Requirements for Administrative Conditional Use*, has been revised per legislation to consolidate the terms "tavern," "brewpub," etc. into one new category called "drinking establishment."

**CAM 238**, *Design Review*, has been revised to update fees and to clarify that architects must present at least three conceptual alternatives at the Early Design Guidance public meeting.

*Electronic copies of CAMs are available on our website at [www.seattle.gov/dpd/publications](http://www.seattle.gov/dpd/publications). Paper copies are available from our Public Resource Center in Suite 2000 of Key Tower, 700-5th Ave, (206) 684-8467.*

## Director's Rules

**FINAL: DR 1-2003**, *Requirements for Design and Construction of Side Sewers*, became effective October 15, 2003.

**DRAFT: DR 12-2003**, *Clarifying Terms and Provisions Regarding Minor Communications Utilities (personal wireless facilities) in Single Family, Residential Small Lot, Lowrise Duplex Triplex, Lowrise, Midrise, and Highrise Zones*, was available for review and comment through Friday, Oct. 31, 2003. For more information, contact Roque DeHerrera, (206) 615-0743, [roque.deherrera@seattle.gov](mailto:roque.deherrera@seattle.gov).

**IMPORTANT:** Notice of Draft Director's Rules comment periods is provided in dpdINFO as a courtesy to readers. Official legal notice regarding Director's Rules is published in the Daily Journal of Commerce. Land use rules are also published in DCLU's **Land Use Information Bulletin** (formerly known as the General Mail Release or GMR), which is available online at [www.seattle.gov/dpd/notices](http://www.seattle.gov/dpd/notices). To receive an email posting alert, or a paper version of the Land Use Information Bulletin in the mail, please contact Betty Galarosa, [betty.galarosa@seattle.gov](mailto:betty.galarosa@seattle.gov), (206) 684-8322.

monorail review panel, *cont. from page 2*

For questions concerning the submission of MUP application, contact:

Dawn Bern, DPD, (206) 684-5876, [dawn.bern@seattle.gov](mailto:dawn.bern@seattle.gov)

For questions concerning review of MUP's, contact:

Michael Jenkins, DPD, (206) 615-1331, [michael.jenkins@seattle.gov](mailto:michael.jenkins@seattle.gov)

For additional information on the Monorail Review Panel, contact:

Cheryl Sizov, DPD, (206) 684-3771, [cheryl.sizov@seattle.gov](mailto:cheryl.sizov@seattle.gov)

light rail, *cont. from page 5*

Supplemental Environmental Impact Statement review in November 2003. Panel meetings are held the first and third Tuesdays of the month. For more information, visit [www.seattle.gov/dpd/citydesign/ProjectReview/LRRP](http://www.seattle.gov/dpd/citydesign/ProjectReview/LRRP) or contact:

Lisa Rutzick, DPD, (206) 386-9049, [lisa.rutzick@seattle.gov](mailto:lisa.rutzick@seattle.gov)

## "Wood for Building Green" Workshop

Looking for help making wise decisions on the use of wood as a green building material?

A hands-on workshop for architects, designers, general contractors, developers, and other interested parties—"Wood for Building Green"—will offer tools and resources for achieving certification from any of the recognized green building programs.

Attendees will also receive technical resources, templates, and fact sheets to help negotiate the often complex process of specifying, sourcing, purchasing and documenting the use of wood products. The workshop will be held:

**Wednesday, November 19  
9 a.m.-1:30 p.m.**

Seattle City Hall  
Board and Commons Room  
600 Fourth Avenue  
(downtown Seattle)

The fee is \$65, which includes continental breakfast and lunch. Applicable AIA Continuing Education Credits include 3 LU (Health, Safety, & Welfare).

For registration information, visit [www.woodforbuildinggreen.org](http://www.woodforbuildinggreen.org).

## Traugott Terrace Wins Award

Congratulations go to the City of Seattle Office of Housing. Their Traugott Terrace project—the nation's first LEED™ certified affordable housing project—has received a Meritorious Achievement Award from the National Association of Local Housing Finance Agencies.

Traugott Terrace is located in Seattle's Belltown neighborhood and was featured in the October 2003 issue of *dcluINFO*.

## Pre-Application Site Plan Process Changed to Improve Quality of Plans

In an effort to make sure that applicants provide all essential information on pre-application site plans, DPD staff will now be closely reviewing Pre-Application Site Visit (PASV) reports to make sure all necessary plot plan information is included, starting November 17.

As many DPD staff use PASVs for their review of Master Use Permit and construction permit applications, a major effort has been made to update the PASV so that the data documented truly reflects the site conditions and gives staff a better indication of how the proposed improvements are to be integrated with the specific property in question.

A recent change to the PASV instruction sheet requires the applicant to submit a plot plan showing the following:

- Property lines with exact dimensions
- All streets and alleys adjacent to the site
- A north arrow
- Any easements (labeled and dimensioned)
- Driveways and other paved areas
- Approximate location of existing buildings and site retaining walls
- Approximate location of proposed buildings and/or additions and site retaining walls
- If site is a corner lot, show principal entrance of structure(s)
- If the site is undeveloped or being wholly redeveloped, show size, location and specific species (common name and scientific name) of all trees."

DPD staff will be closely reviewing submitted applications to ensure compliance. Submittals that do not meet this requirement will be rejected. This more accurate assessment will help DPD:

- Better evaluate the impacts of the proposed development to the existing site conditions
- Anticipate conflicts or complications
- Provide information to Seattle Department of Transportation with regards to driveway locations, street improvements and street trees
- Check Environmental Critical Areas mapping (mapped or unmapped) against actual field conditions (steep slopes)
- Confirm exemptions
- Anticipate difficult construction conditions at the property line or near existing structures
- Look for peculiar or problem drainage patterns or conditions
- Identify potential property line and/or survey requirements
- Single out specific erosion control requirements

For additional information on preparing plot plans or for a sample of quality plans, please refer to Client Assistance Memos 103 and 103A, available from the DPD Applicant Services Center, 20th floor of Key Tower, 700 Fifth Ave., (206) 684-8850, or online at [www.seattle.gov/dpd/publications](http://www.seattle.gov/dpd/publications).

If you have questions about the new PASV requirements, contact:

**Ken Watanabe, DPD Site Development Services Manager**  
(206) 233-7912, [ken.watanabe@seattle.gov](mailto:ken.watanabe@seattle.gov)

**Roberta Baker, DPD Applicant Services Center Manager**  
(206) 684-8195, [roberta.baker@seattle.gov](mailto:roberta.baker@seattle.gov)



Detailed site plan required starting November 17

## HOW TO REACH US AT DPD

### Permits

General Applications ( <i>Applicant Svcs Ctr</i> ) .....	206-684-8850
Drainage & Sewer Review ( <i>incl side sewer</i> ) .....	684-5362
Land Use Reviewers ( <i>post-application only</i> ) .....	684-8875
Master Use Permits .....	684-8467
Plans Routing .....	684-8169
Over-the-Counter (OTC) Permits .....	684-8464
Plumbing & Gas Piping Permits .....	684-5198
Sign Permits .....	684-8419

### Inspections

Inspection Requests: General .....	684-8900
Inspectors: General .....	684-8950
Inspection Requests & Inspectors: Site/erosion control, pre-construction conferences, first ground disturbance .....	684-8860

### Planning

CityDesign (urban design office) .....	615-1349
Comprehensive Planning .....	233-0079
Land Use Policy .....	684-8880
Seattle Design Commission .....	615-1349
Seattle Planning Commission .....	684-0433

### Administration

Office of the Director .....	684-8899
Community Relations .....	233-3891
Accounting/Billing .....	684-4175

### Code Violation Complaint Hotline

Construction, Housing & Land Use Complaints ... 684-7899

### Information

General Department Information .....	684-8600
Applicant Services Center (ASC) .....	684-8850
Hours: M,W,F: 7:30 am-5:30 pm; Tu,Th: 10:30 am-5:30 pm	
Census Data ( <i>population &amp; demographics</i> ) .....	615-0483
Code Compliance ( <i>enforcement info</i> ) .....	615-0808
Events & Classes .....	684-8443
Media Relations .....	233-3891
Microfilm Library .....	233-5180
Property Owner/Tenant Assistance .....	684-7899
Public Resource Center (PRC) .....	684-8467

Hours: M,W,Th,F: 8 am-5 pm Tu: 10 am-5 pm

Publications .....	684-8467
Site Development .....	233-7232
Sustainable Building .....	684-0806
Tech Support: Building Code (1-4:15 pm) .....	684-4630
Tech Support: Electrical Code ( <i>see ASC hours</i> ) .....	684-5383
Tech Support: Energy/Mech Code (1-4:15 pm) .....	684-7846
Zoning Info ( <i>parcel zoning</i> ) .....	684-8467
Zoning Info ( <i>site-specific Single Family</i> ; 1-4:15 pm) ..	684-8850

\* Due to the complexity of Seattle's Land Use Code, all other types of zoning information must be obtained in person at our Applicant Services Center or via our online "Q&A Service" at [www.seattle.gov/dpd/landuse](http://www.seattle.gov/dpd/landuse).

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The latest news from Seattle's  
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